THE HATCH

## **NEIGHBORHOOD REPORT**

September 2019



This report charts the year-to-date sales activity of metro Atlanta's most popular neighborhoods, by school districts, and compares their sales activity to the metro area as a whole. Reporting sales activity for the year provides a more accurate measure of the health of the housing market, and allows us identify top-performing neighborhoods.

North Brookhaven - North Brookhaven/Lynwood Park/Murphy- Candler Park/Sexton Woods/Montgomery Elementary School     207     193     14     7%     \$667,518     \$643,405     \$ 24,113     4%       SMYRNA/VININGS - COBB COUNTY       Smyrna/Nickajack Elementary School     86     111     (25)     -23%     \$524,503     \$523,272     \$ 1,231     0%       Smyrna /Norton Park Elementary School     107     117     (10)     -9%     \$243,863     \$ 32     0%	ATLANTA HOUSING MARKET ACTIVITY   SEPTEMBER 2019										
UPPER WESTSIDE (CITY OF ATLANTA, FULTON COUNTY)       Channing Valley/Fernda/Ridgewood Heights/parts of Castlewood/Hanovr West/Margaret Mitchell/West Peachtree Batt/Morris Brandon Elementary (50327)     6.5     4.5     2.0     4.4%     \$696,207     § 37,291     6.%       Castlewood/Hanovr West/Margaret Mitchell/West Peachtree Batt/Morris Brandon Elementary (50327)     55     7.0     115     -21%     \$1,151,557     \$1,057,125     \$ 94,422     9%       Berkelly Park/Collier Hill/Underwood Hill/West Town/E. News Elementary School (30318)     59     48     11     22%     \$40,965     \$553,317     \$ 1,179     0%       Adams Crossing/DuPent Commons/Hills Park/Riverside/Westside Station/Whitler Mill/Bolton Academy Elementary (50018)     116     121     (3)     -3%     \$371,005     \$406,483     \$ (3,5,478)     -9%       Bucchead East - Garden Hills/Peachtree Park/Flexettreinial Park/East/Garden Hill     EUCKHEAD (CITY OF ATLANTA, FULTON COUNTY)     Station/Hille Elementary (50305)     70     65     5     \$%     \$1,015,268     \$952,523     \$ 6,2745     7%       Buchead Cast - Garden Hills/Peachtree Park/Floredent Heights- East/Garden Hill     1     1%     \$913,546     \$943,532     \$ 1,978     0%				D://				D://			
Channing Valley/Femlerk/Magewood Heights/parts of springlak/Wildowood/Moris Brandon Elementary (30318) 45 40 4445 5698,249 5640,978 \$ 3.7,291 645 504 5040 5040,978 5 3.7,291 645 5040 5040,978 5 3.7,291 645 5040 5040,978 5 3.7,291 645 5040 5040,978 5 3.1,057,125 \$ 9.4,422 9% 5040,978 5 3.1,057,125 \$ 9.4,422 9% 5040,978 5 3.1,057,125 \$ 9.4,422 9% 5040,978 5 3.1,057,125 \$ 9.4,422 9% 5040,978 5 3.1,057,125 \$ 9.4,422 9% 5040,978 5 3.1,057,125 \$ 9.4,422 9% 5040,978 5 3.1,057,125 \$ 9.4,422 9% 5040,978 5 3.1,057,125 \$ 9.4,422 9% 5040,978 5 3.1,057,125 \$ 9.4,422 9% 5040,978 5 3.1,079 504 5040,978 5 3.1,079 504 504 504 504 504 504 504 504 504 504							Sales	Diff	% Change		
Springlake/Wildkood/Morris Brandon Elementary (30318)     65     45     20     44%     5690.29     \$660,978     \$     37.291     64%       Castlewood/Hanover West/Margaret Mitchell/West Peachtree BattoMorris Brandon Elementary School (30318)     55     70     (15)     -211%     \$1,151,557     \$1,057,125     \$     9,4429     9%       Berkley Park/Collier Hill/Word Commons/Hills Park/Riverside/Westside Station/Whitter Mil/Bohton Academy Elementary School (30318)     59     44%     14     235     \$544,996     \$\$43,817     \$     1,6,266     4%       Station/Whitter Mil/Bohton Academy Elementary School (30318)     116     12     50     435     \$\$07,005     \$406,428     \$     \$1,778     0%       Buchtead Central - Argonne Forest, Haynes Manor, Pledmont Heights- East/Garden Hills Elementary School (30309)     74     76     20     -3%     \$941,554     \$94,532     \$     (1,78)     0%       Buchtead Central - Argonne Forest, Haynes Manor, Pledmont Heights- Mead/strane T, Jackson Elementary School (30307)     70     65     5     9%     \$1,015,268     \$95,538     \$     8,64,78       Buchtead South - Ardonore Park/EnceWood Hill/Collier Hills/Lorier		TOPAT	LANTA,	FULTON	COONT						
Battle/Morris Brandon Elementary (3027)     55     70     (15)     -21%     \$1,151,557     \$1,057,125     \$ 9,4,422     9%       Barkeley Pat/Colleir Hills/Underwood Hills/Wett Town/E. Rivers     59     4.8     11     23%     \$584,979     \$544,817     \$ 1,179     0%       Adams Crossing/Du/Pont Commons/Hills Pat/Riverside/Wetstide     59     4.8     11     23%     \$544,979     \$543,817     \$ 1,179     0%       Adams Crossing/Du/Pont Commons/Hills Pat/Riverside/Wetstide     116     121     (S)     -4%     \$4406,527     \$390,161     \$ 16,366     4%       Mattic Station/Knight Pat/Howell Station/Home Pat/Centennial     29     30     (1)     -3%     \$91,551     \$94,522     \$ (1,97)     0%       Buckhead East- Garden Hills/Peachtree Pat/Pat/Medmont Hights-     74     76     (2)     -3%     \$91,551     \$91,452     \$ (1,97)     0%     \$ 30,404     \$91,525     \$ (1,97)     0%     \$ (1,97)     0%     \$ (1,97)     \$ (1,97)     \$ (1,97)     \$ (1,97)     \$ (1,97)     \$ (1,97)     \$ (1,97)     \$ (1,97)     \$ (1,97)     \$ (1,97)	Springlake/Wildwood/Morris Brandon Elementary (30318)	65	45	20	44%	\$698,269	\$660,978	\$ 37,291	6%		
Elementary School (30318)     59     48     11     23%     \$543,817     \$     1,179     0%       Adams Crossing/DuPont Commons/Hills Park/Riverside/Westide Station/Whiter Mill/Bolton Academy Elementary (30318)     116     121     (S)     -44%     \$406,527     \$390,161     \$     16,366     4%       WEST MIDTOWN (CITY OF ATLANTA, FULTON COUNT)     UNEST MIDTOWN (CITY OF ATLANTA, FULTON COUNT)     \$406,483     \$     (S,478)     -9%       Buckhead Cast - Garden Hills/Peachtree Park/Piedmont Heights- East/Garden Hills Elementary School (30305)     74     76     (2)     -3%     \$941,554     \$943,532     \$     0,776     0%       Buckhead Cantrol - Argoone Forset, Haynes Manor, Piedmont Heights/West/E. Rivers Elementary (30305)     70     65     5     8%     \$1,015,264     \$952,523     \$     0,776     7%       Buckhead South- Andmore Park/Broekwood Hills/Collier     103     107     (4)     -4%     \$1,692,720     \$1,583,834     \$ 108,886     7%       Buckhead South - Ardmore Park/Microwold Bills/Collier     103     107     (4)     -4%     \$1,692,720     \$1,583,834     \$ 108,886     7% <tr< td=""><td></td><td>55</td><td>70</td><td>(15)</td><td>-21%</td><td>\$1,151,557</td><td>\$1,057,125</td><td>\$ 94,432</td><td>9%</td></tr<>		55	70	(15)	-21%	\$1,151,557	\$1,057,125	\$ 94,432	9%		
Station/Whittier Mill/Bolton Academy Elementary (30318)   116   121   (5)   -4%   \$406.527   \$390,161   \$16,366   4%     WEST MIDTOWN (CITY OF ATLANTA, FULTON COUNTY     Adatatic Station/Knight Park/Rowell Academy Park/Rowell Hights-East/Garden Hills/Peachtree Park/Riedmont Heights-East/Garden Hills/Peachtree Park/Riedmont Heights-East/Garden Hills/Peachtree Park/Rowell Academy Perk/Rowell Academy Park/Rowell Academy Perk/Rowell Academy Park/Rowell Academy Park/Rowell Academy Park/Rowell Academy Perk/Rowell Academy Park/Rowell Road/Sarah Smith Elementary School (30327)   70   65   5   8%   \$101.5268   \$952.523   \$ 02.745   7%     Buckhead North-Northwest - Chastain Park/Rowell Road/Sarah Smith Elementary   82   81   1   1%   \$973.436   \$ 905.934   \$ 2.84.35   3%     Buckhead South - Ardmore Park/Rowell Road/Sarah Smith Elementary   82   81   1   1%   \$ 973.436   \$ 905.934   \$ 2.84.35   3%     Brookwood split/Mortingiside Elementary School (30309 N   41   40   1   3%   \$ 917.446   \$ 938.78 </td <td></td> <td>59</td> <td>48</td> <td>11</td> <td>23%</td> <td>\$544,996</td> <td>\$543,817</td> <td>\$ 1,179</td> <td>0%</td>		59	48	11	23%	\$544,996	\$543,817	\$ 1,179	0%		
Atlantic Station/Knight Park/Howell Station/Home Park/Centennial     29     30     (1)     -3%     \$371,005     \$406,483     \$ (35,478)     -9%       Place Elem (30318)     BUCKHEAD (CITY OF ATLANTA, FULTON COUNTY)      S406,483     \$ (35,478)     -9%       Buckhead East - Garden Hills/Peachtree Park/Piedmont Heights- sat/Garden Hills Elementary (30305)     74     76     (2)     -3%     \$941,554     \$943,532     \$ (1,978)     0%       Buckhead Central - Argonne Forest, Haynes Manor, Piedmont Heights-West/E. Rivers Elementary (30305)     70     65     5     8%     \$1,015,264     \$952,522     \$ 6,2.745     7%       Buckhead North/Northwest - Chastain Park/Tweedo Park/Mt. Paran Road/Warren T. Jackson Elementary School (30327)     103     107     (4)     4%     \$1,692,720     \$1,583,834     \$ 108,866     7%       Buckhead South - Ardmore Park/Brookwood Hills/Collier     82     81     1     1%     \$934,369     \$905,934     \$ 2,8,435     3%       Brookwood split/ Morningside Elementary School (30309)     41     40     1     3%     \$917,646     \$938,738     \$ 7,8%       Moringside-Virginia Highlands/Morningside Elementary		116	121	(5)	-4%	\$406,527	\$390,161	\$ 16,366	4%		
Place Elem (30318)     29     30     (1)     -3%     \$371,005     \$406,483     \$ (35,478)     .9%       BUCKhead East - Garden Hills/Peachtree Park/Piedmont Heights- East/Garden Hills Elementary School (30305)     74     76     (2)     -3%     \$941,554     \$943,552     \$ (1,78)     0%       Buckhead Central - Argonne Forest, Haynes Manor, Piedmont Heights-Meatter Rivers Elementary (30305)     70     65     5     8%     \$1,015,268     \$952,523     \$ 6,2,745     7%       Buckhead North/Northwest - Chastain Park/Tuxedo Park/ML: Paran Road/Waren T. Jackson Elementary School (30327)     103     107     (4)     -4%     \$1,692,720     \$1,583,834     \$ 108,866     7%       Buckhead North-Northwest - East of Roswell Road/Sarah Smith Elementary School (303242)     82     81     1     1%     \$934,369     \$905,934     \$ 28,435     3%       Buckhead South - Ardmore Park/Brookwood Hills/Collier Hills/E. Rivers Elem School (30309)     81     1     1%     \$917,646     \$ 538,738     \$ 78,908     9%       Brookwood split//Momingside Elementary School (30309)     23     36     (13)     -36%     \$1,298,759     \$1,365,227     \$ 64,453	WEST MIDTOWN (CIT	Y OF AT	LANTA, I	ULTON	COUNT	Y)					
BUCKHEAD (CITY OF ATLANTA, FULTON COUNTY)       Buckhead East - Garden Hills/Peachtree Park/Piedmont Heights- Eas/Garden Hills Elementary School (30305)     74     76     (2)     -3%     S941,554     S943,532     \$     (1,778)     0%       Buckhead Central - Argonne Forest, Haynes Manor, Piedmont Heights-West/E. Rivers Elementary (30305)     70     65     5     8%     \$1,015,268     S952,523     \$     62,745     7%       Buckhead NorthNorthwest - Chastain Park/Tuxedo Park/Mt. Paran Road/Warren T. Jackson Elementary School (30327)     103     107     (4)     -4%     \$1,692,720     \$1,583,834     \$     108,866     7%       Buckhead North-seast - East of Roswell Road/Sarah Smith Elementary School (30342)     82     81     1     1%     \$914,369     \$905,934     \$     2.8,435     3%       Buckhead South - Ardmore Park/Brookwood Hills/Collier Hills/Loring Heights/Peachtree Hills/E. Rivers Elem School (30309)     41     40     1     3%     \$917,646     \$\$388,738     \$     78,908     9%       Ansley Park/Mictown/Sherwood Fores/south and east of the Brookwood split/Morningside Elementary School (30309)     23     36     (13)     -36%     \$1,298,759     \$1,365											
Buckhead East - Garden Hills/Peachtree Park/Piedmont Heights- East/Garden Hills Elementary School (30305)     74     76     (2)     -3%     S941,554     S943,532     \$     (1,78)     0%       Buckhead Central - Argonne Forest, Haynes Manor, Piedmont Heights-West/E. Rivers Elementary (30305)     70     6.5     5     8%     \$1,1015,268     \$952,523     \$     62,745     7%       Buckhead North/Northwest - Chastain Park/Tuxado Park/Mt. Paran Rad/Waren T. Jackson Elementary (303027)     103     107     (4)     -4%     \$1,692,720     \$1,583,834     \$ 108,886     7%       Buckhead North-Northwest - East of Roswell Road/Sarah Smith Elementary School (303042)     81     1     1%     \$934,369     \$905,934     \$ 28,435     3%       Buckhead South - Ardmore Park/Brookwood Hill/Collier Hills/Loring Heights/Peachtree Hills/E. Rivers Elem School (30309)     23     36     (13)     -36%     \$1,298,759     \$1,365,222     \$ (66,463)     -5%       Morningside Elementary School (30309)     23     36     (13)     -36%     \$1,298,759     \$1,365,222     \$ (66,463)     -5%       Morningside Elementary School (30309)     23     36     (13)     -36%						\$371,005	\$406,483	\$ (35,478)	-9%		
East/Garden Hills Elementary School (30305)     74     76     (2)     -3%     \$941,554     \$943,532     \$ (1,78)     0%       Buckhead Central - Argonne Forest, Haynes Manor, Piedmont Heights-WestE. Rivers Elementary (30305)     70     65     5     8%     \$1,115,268     \$952,523     \$ 62,745     7%       Buckhead North/Northwest - Chastain Park/Tuxedo Park/IM: Paran Road/Warren T. Jackson Elementary School (30327)     103     107     (4)     -4%     \$1,692,720     \$1,583,834     \$ 108,886     7%       Buckhead North-Northwest - Chastain Park/Tuxedo Park/IM: Paran Road/Warren T. Jackson Elementary School (30327)     82     81     1     1%     \$91,646     \$838,878     \$ 28,435     3%       Buckhead South - Ardmore Park/Brookwood Hills/Collier Hills/Loring Heights/Peachtree Hills/E. Rivers Elem School (30309)     41     40     1     3%     \$ 917,646     \$838,738     \$ 78,008     9%       Ansley Park/Midtown/Sherwood Forest/south and east of the Brookwood split/Moringside Elementary School     23     6     138     -368     \$1,298,759     \$1,365,222     \$ (6,6,43)     -5%       Morningside Liementary School     20309     228     6     27% <t< td=""><td></td><td>OF ATLAI</td><td>NTA, FU</td><td>_TON CC</td><td>UNTY)</td><td>1</td><td>1</td><td>1</td><td>I</td></t<>		OF ATLAI	NTA, FU	_TON CC	UNTY)	1	1	1	I		
Height-West/E. Rivers Elementary (30305)   70   65   5   8%   \$1,015,268   \$952,233   \$ 62,745   7%     Buckhead North/Northwest - Chastain Park/Tuxedo Park/It. Paran Road/Warren T. Jackson Elementary School (30327)   103   107   (4)   -4%   \$1,692,723   \$1,583,834   \$ 108,886   7%     Buckhead Northest - East of Roswell Road/Sarah Smith Elementary School (30342)   81   1   1%   \$934,369   \$905,934   \$ 28,435   3%     Buckhead South - Ardmore Park/Brookwood Hills/Collier Hills/Loring Heights/Peachtree Hills/E. Rivers Elem School (30309)   41   40   1   3%   \$917,646   \$838,738   \$ 78,908   9%     Antipe Park/Midtown/Sherwood Forest/south and east of the Brookwood split/Morningside Elementary School (30309)   23   36   (13)   -26%   \$1,298,759   \$1,365,222   \$ 66,463   -5%     Morningside-Virginia Highlands/Morningside Elementary School   (23)   36   (13)   -26%   \$1,298,759   \$1,365,222   \$ 66,463   -5%     Morningside Ariginia Algehands/Morningside Elementary School   (23)   36   (13)   -26%   \$1,292,705   \$1,302,723   \$ 610,64   -5%     Brookwood Split/Morningside Element	East/Garden Hills Elementary School (30305)	74	76	(2)	-3%	\$941,554	\$943,532	\$ (1,978)	0%		
Road/Warren T. Jackson Elementary School (30327)     103     107     (4)     -4%     \$1,92,720     \$1,583,84     \$ 108,866     7%       Buckhead Northeast - East of Roswell Road/Sarah Smith Elementary School (30342)     81     1     1%     \$934,369     \$905,734     \$ 28,435     3%       Buckhead South - Ardmore Park/Brookwood Hills/Collier Hills/Loring Heights/Peachtree Hills/E. Rivers Elem School (30309 N. of the Brookwood split/     40     1     3%     \$917,646     \$838,738     \$ 7,8908     9%       Antlexed Northeast - East of Roswell Road/Sarah Smith Elementary School (30309 N. of the Brookwood split/Momingside Elementary School (30309 N. (30306)     40     1     3%     \$1,298,759     \$1,345,222     \$ 6,64,63     -5%       Morningside-Virginia Highlands/Morningside Elementary School (30309 N. (30306)     23     36     (13)     -36%     \$1,298,79     \$1,345,222     \$ 5,4387     \$5,		70	65	5	8%	\$1,015,268	\$952,523	\$ 62,745	7%		
School (30342)     82     81     1     1%     \$934,369     \$905,934     \$ 2,8,33     3%       Buckhead South - Ardmore Park/Brookwood Hills/Collier Hills/Loring Heights/Peachtree Hills/E. Rivers Elem School (30309)     41     40     1     3%     \$917,644     \$838,738     \$ 7,8,908     9%       ArtLANTA INTOWN (CITY OF ATLANTA, FULTON AND DEKALE COUNTES)     Attable South and east of the Brookwood split/Morningside Elementary School (30309)     23     36     (13)     -36%     \$1,298,759     \$1,365,222     \$ (6,463)     -5%       Morningside-Virginia Highlands/Morningside Elementary School (30306)     119     98     21     21%     \$1,058,299     \$1,003,912     \$ 5,4387     5%       Morningside-Virginia Highlands/Morningside Elementary School (30306)     119     98     21     21%     \$1,058,299     \$1,003,912     \$ 5,4387     \$ 5%       Morningside-Virginia Highlands/Morningside Elementary School     278     272     6     2%     \$1161     \$653,857     \$ 6,27,54     10%       Historic Brookhaven/Sarah Smith Elementary School (30319)     28     22     6     2%     \$17,613     \$770,726     \$ 5,0447		103	107	(4)	-4%	\$1,692,720	\$1,583,834	\$ 108,886	7%		
Buckhead South - Ardmore Park/Brookwood Hills/Collier Hills/Loring Heights/Peachtree Hills/E. Rivers Elem School (30309 N. of the Brookwood split)     A1     40     1     3%     5917,646     \$838,738     \$ 78,908     9%       ATLANTA INTOWN (CITY OF ATLANTA, FULTON AND DEKALE COUNTES)       Ansley Park/Midtown/Shenwood Forest/south and east of the Brookwood split/Morningside Elementary School (30309)     23     36     (13)     -36%     \$1,285,59     \$1,345,222     \$ (66,463)     -5%       Morningside-Virginia Highlands/Morningside Elementary School     119     98     21     21%     \$1,058,299     \$1,003,912     \$ 54,387     5%       ATLANTA (DEKALB COUNTY AND FULTON COUNTY - ATLANTA ADDRESSES BUT EITHER IN UNINCORPORATED AREA OR PART OF -NOTHER CITY)       Ashford Park/Ashford Park Elementary School (30319)     28     22     6     27%     \$12,697,05     \$1,372,323     \$ (10,26,18)     -7%       Pine Hills/Sarah Smith Elementary School (30324)     30     30     0     9%     \$821,173     \$770,726     \$ (13,26,18)     -71,376     13%       Decatur-DeKalb County/Briarcliff/Oak Grove Elementary     79     95     (16)     -17%     \$629,507 <t< td=""><td></td><td>82</td><td>81</td><td>1</td><td>1%</td><td>\$934,369</td><td>\$905,934</td><td>\$ 28,435</td><td>3%</td></t<>		82	81	1	1%	\$934,369	\$905,934	\$ 28,435	3%		
of the Brookwood split)     41     40     1     3%     \$917,646     \$838,738     \$78,908     9%       ATLANTA INTOWN (CITY OF ATLANTA, FULTON AND DEXALB COUNTIES       Ansley Park/Midtown/Sherwood Forest/south and east of the Brookwood split/Momingside Elementary School (30309)     23     36     (13)     -36%     \$1,298,759     \$1,365,222     \$ (66,463)     -5%       Morningside-Virginia Highlands/Morningside Elementary School (30306)     119     98     21     21%     \$1,058,299     \$1,003,912     \$ 54,387     5%       ATLANTA (DEKALB COUNTY AND FULTON COUNTY - ATLANTA ADDRESSE BUT EITHER IN UNINCORPORED AREA OR PART OF ANOTHERS       Ashford Park/Ashford Park Elementary School (30319)     28     22     6     27%     \$1,327,323     \$(102,618)     -7%       Pine Hills/Sarah Smith Elementary School (30324)     30     30     0     0%     \$821,173     \$770,726     \$ 50,447     7%       Decatur-DeKalb County/Briarcliff/Oak Grove Elementary     79     95     (16)     -17%     \$629,507     \$558,131     \$ 71,376     13%       Decatur-DeKalb County/Briarcliff/Oak Grove Elementary     128     93											
ATLANTA INTOWN (CITY OF ATLANTA, FULTON AND DEKALB COUNTIES)       Ansley Park/Midtown/Sherwood Forest/south and east of the Brookwood split/Morningside Elementary School (30309)     23     36     (13)     -36%     \$1,298,759     \$1,365,222     \$ (66,463)     -5%       Morningside-Virginia Highlands/Morningside Elementary School     119     98     21     21%     \$1,058,299     \$1,003,912     \$ 54,387     5%       ATLANTA (DEKALB COUNTY AND FULTON COUNTY - ATLANTA ADDRESSES BUT EITHER IN UNINCORPORATED AREA OR PART OF ANOTHER CITY)     \$ 653,857     \$ 62,754     10%       Ashford Park/Ashford Park Elementary School     278     272     6     2%     \$ 716,611     \$ 653,857     \$ 62,754     10%       Historic Brookhaven/Sarah Smith Elementary School (30319)     28     22     6     27%     \$ 51,269,705     \$ 51,372,323     \$ (102,618)     -7%       Pine Hills/Sarah Smith Elementary School (30324)     30     30     0     9%     \$ 821,173     \$ 770,726     \$ 60,447     7%       Decatur-DeKalb County/Briarcliff/Oak Grove Elementary     74     50     (6)     -12%     \$ 643,732     \$ 713,76     13%       Duru-Deka											
Ansley Park/Midtown/Sherwood Forest/south and east of the Brookwood split/Morningside Elementary School (30309)     23     36     (13)     -36%     \$1,298,759     \$1,365,222     \$ (66,463)     -5%       Morningside-Virginia Highlands/Morningside Elementary School (30306)     119     98     21     21%     \$1,058,299     \$1,003,912     \$ 54,387     5%       ATLANTA (DEKALB COUNTY AND FULTON COUNTY - ATLANTA ADDRESSES BUT EITHER IN UNINCORPORATED AREA OR PART OF ANOTHER CITY)       Ashford Park/Ashford Park Elementary School     278     272     6     2%     \$716,611     \$653,857     \$ 62,754     10%       Historic Brookhaven/Sarah Smith Elementary School (30319)     28     22     6     27%     \$1,269,705     \$1,372,323     \$(102,618)     -7%       Pine Hills/Sarah Smith Elementary School (30324)     30     30     0     0%     \$821,173     \$770,726     \$ 50,447     7%       Decatur-DeKalb County/Briarvist/Claw Grove Elementary     79     95     (16)     -17%     \$629,507     \$558,131     \$ 71,376     13%       Durid Hills/Briarvist/Clairemont-Westchester-Winnona Park Elementary     44     50     (6)     -12% <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>\$ 78,908</td> <td>9%</td>								\$ 78,908	9%		
Brookwood split/Morningside Elementary School (30309)     23     36     (13)     -36%     \$1,298,759     \$1,365,222     \$ (66,463)     -5%       Morningside-Virginia Highlands/Morningside Elementary School (30306)     119     98     21     21%     \$1,058,299     \$1,003,912     \$ 54,387     5%       ATLANTA (DEKALB COUNTY AND FULTON CONTY - ATLANTA ADDRESSES BUT EITHER IN UNINCORPORATED AREA OR PARC ICTY)       Ashford Park/Ashford Park Elementary School     278     272     6     2%     \$716,611     \$653,857     \$ 62,754     10%       Historic Brookhaven/Sarah Smith Elementary School (30319)     28     22     6     27%     \$1,269,705     \$1,372,323     \$(102,618)     -7%       Pine Hills/Sarah Smith Elementary School (30324)     30     30     0     0%     \$821,173     \$770,726     \$ 50,447     7%       Decatur-DeKalb County/Briarcliff/Oak Grove Elementary     79     95     (16)     -17%     \$629,507     \$558,131     \$ 71,376     13%       Duruid Hills/Briarvista/Emory Village/CDC/Fernbank Elementary     128     93     35     38%     \$620,743     \$749,286     \$(128,543) </td <td></td> <td></td> <td>, FULTOI</td> <td>N AND D</td> <td>EKALB (</td> <td>LOUNTIES</td> <td></td> <td></td> <td></td>			, FULTOI	N AND D	EKALB (	LOUNTIES					
Morningside-Virginia Highlands/Morningside Elementary School     119     98     21     21%     \$1,058,299     \$1,003,912     \$ 54,387     5%       ATLANTA (DEKALB COUNTY AND FULTON COUNTY - ATLANTA ADDRESSES BUT EITHER IN UNINCORPORATED AREA     VALLANTA ADDRESSES BUT       Ashford Park Elementary School     278     272     6     2%     \$716,611     \$653,857     \$ 62,754     10%       Historic Brookhaven/Sarah Smith Elementary School (30319)     28     22     6     27%     \$1,269,705     \$1,372,323     \$(102,618)     -7%       Decatur-DeKalb County/Briarcliff/Oak Grove Elementary     79     95     (16)     -17%     \$623,754     \$58,131     \$71,376     13%       Decatur-DeKalb County/Briarcliff/Oak Grove Elementary     79     95     (16)     -17%     \$629,507     \$558,131     \$71,376     13%       Decatur-Oity/Clairemont-Westchester-Winnona Park Elementary     128     93     35     38%     \$620,743     \$749,286     \$(128,543)     -17%       Dunwoody - Austin, Kingsley and Vanderlyn Elementary School     226     217     9     4%     \$519,445     \$508,034		23	36	(13)	-36%	\$1 298 759	\$1 365 222	\$ (66.463)	-5%		
(30306)119982121%\$1,058,299\$1,003,912\$ 54,3875%ATLANTA (DEKALB COUNTY AND FULTON COUNTY - ATLANTA ADDRESSES BUT EITHER IN UNINCORPORATED ARE A OR PART OF ANOTHER CITY)Ashford Park/Ashford Park Elementary School27827262%\$716,611\$653,857\$ 62,75410%Historic Brookhaven/Sarah Smith Elementary School (30319)2822627%\$1,269,705\$1,372,323\$(102,618)-7%Pine Hills/Sarah Smith Elementary School (30324)303000%\$821,173\$770,726\$ 50,4477%Decatur-DeKalb County/Briarcliff/Oak Grove Elementary7995(16)-17%\$629,507\$558,131\$ 71,37613%Decatur-City/Clairemont-Westchester-Winnona Park Elementary128933538%\$620,743\$749,286\$(128,543)-17%Dunwoody - Austin, Kingsley and Vanderlyn Elementary128933538%\$620,743\$749,286\$(128,543)-17%North Atlana - High Point/Chastain/Meadowbrook/High Point146154(8)-5%\$720,387\$722,173\$ (1,786)Bernetary School207193147%\$667,518\$643,405\$ 24,1134%SMYRNA/UNINGS - COBB COUNTYSMYRNA/UNINGS - COBB COUNTYSinyra/Nickajack Elementary School86111(25)-23%\$524,503\$523,272\$ 1,2310%Sinyra/Nickajack Elementary School <t< td=""><td></td><td>23</td><td>50</td><td>(13)</td><td>-3070</td><td>ψ1,270,737</td><td>\$1,505,222</td><td>\$ (00,400)</td><td>-570</td></t<>		23	50	(13)	-3070	ψ1,270,737	\$1,505,222	\$ (00,400)	-570		
EITHER IN UNINCORPORATED AREA OR PART OF ANOTHER CITY)       Ashford Park/Ashford Park Elementary School     278     272     6     2%     \$716,611     \$653,857     \$62,754     10%       Historic Brookhaven/Sarah Smith Elementary School (30319)     28     22     6     27%     \$1,269,705     \$1,372,323     \$(102,618)     -7%       Pine Hills/Sarah Smith Elementary School (30324)     30     30     0     0%     \$821,173     \$770,726     \$50,447     7%       Decatur-DeKalb County/Briarcliff/Oak Grove Elementary     79     95     (16)     -17%     \$629,507     \$558,131     \$71,376     13%       Decatur-City/Clairemont-Westchester-Winnona Park Elementary     44     50     (6)     -12%     \$643,732     \$727,226     \$ (83,494)     -11%       Druid Hills/Briarvista/Emory Village/CDC/Fernbank Elementary     128     93     35     38%     \$620,743     \$749,286     \$(128,543)     -17%       Dunwoody - Austin, Kingsley and Vanderlyn Elementary Schools     226     217     9     4%     \$519,445     \$508,034     \$ 11,411     2%       North Atlan		119	98	21	21%	\$1,058,299	\$1,003,912	\$ 54,387	5%		
Ashford Park/Ashford Park Elementary School   278   272   6   2%   \$716,611   \$653,857   \$62,754   10%     Historic Brookhaven/Sarah Smith Elementary School (30319)   28   22   6   27%   \$1,269,705   \$11,372,323   \$(102,618)   -7%     Pine Hills/Sarah Smith Elementary School (30324)   30   0   0%   \$821,173   \$770,726   \$50,447   7%     Decatur-DeKalb County/Briarcliff/Oak Grove Elementary   79   95   (16)   -17%   \$629,507   \$558,131   \$71,376   13%     Decatur-City/Clairemont-Westchester-Winnona Park Elementary   44   50   (6)   -12%   \$643,732   \$727,226   \$ (83,494)   -11%     Druid Hills/Briarvista/Emory Village/CDC/Fernbank Elementary   128   93   35   38%   \$620,743   \$749,286   \$11,411   2%     North Atlanta - High Point/Chastain/Meadowbrook/High Point   146   154   (8)   -5%   \$720,387   \$722,173   \$ (1,786)   0%     North Brookhaven - North Brookhaven/Lynwood Park/Murphy-Candler Park/Sexton Woods/Montgomery Elementary School   207   193   14   7%   \$667,518   \$643,405   \$ 24							BUT				
Historic Brookhaven/Sarah Smith Elementary School (30319)   28   22   6   27%   \$1,269,705   \$1,372,323   \$(102,618)   -7%     Pine Hills/Sarah Smith Elementary School (30324)   30   30   0   0%   \$821,173   \$770,726   \$ 50,447   7%     Decatur-DeKalb County/Briarcliff/Oak Grove Elementary   79   95   (16)   -17%   \$6629,507   \$558,131   \$ 71,376   13%     Decatur-City/Clairemont-Westchester-Winnona Park Elementary   44   50   (6)   -12%   \$643,732   \$727,226   \$ (83,494)   -11%     Druid Hills/Briarvista/Emory Village/CDC/Fernbank Elementary   128   93   35   38%   \$620,743   \$749,286   \$ (128,543)   -17%     Dunwoody - Austin, Kingsley and Vanderlyn Elementary Schools   226   217   9   4%   \$508,034   \$ 11,411   2%     North Atlanta - High Point/Chastain/Meadowbrook/High Point   146   154   (8)   -5%   \$720,387   \$722,173   \$ (1,786)   0%     North Brookhaven - North Brookhaven/Lynwood Park/Murphy- Candler Park/Sexton Woods/Montgomery Elementary School   207   193   14   7%   \$667,518   \$643,405		TED ARE	EA OR PA	ART OF A	NOTHE	R CITY)		T			
Pine Hills/Sarah Smith Elementary School (30324)   30   30   0   0%   \$821,173   \$770,726   \$ 50,447   7%     Decatur-DeKalb County/Briarcliff/Oak Grove Elementary   79   95   (16)   -17%   \$629,507   \$558,131   \$ 71,376   13%     Decatur-City/Clairemont-Westchester-Winnona Park Elementary   44   50   (6)   -12%   \$643,732   \$727,226   \$ (83,494)   -11%     Druid Hills/Briarvista/Emory Village/CDC/Fernbank Elementary   128   93   35   38%   \$620,743   \$749,286   \$(128,543)   -17%     Dunwoody - Austin, Kingsley and Vanderlyn Elementary Schools   226   217   9   4%   \$519,445   \$508,034   \$ 11,411   2%     North Atlanta - High Point/Chastain/Meadowbrook/High Point   146   154   (8)   -5%   \$720,387   \$722,173   \$ (1,786)   0%     North Brookhaven - North Brookhaven/Lynwood Park/Murphy-   207   193   14   7%   \$667,518   \$643,405   \$ 24,113   4%     SMYRNA/Nickajack Elementary School   86   111   (25)   -23%   \$524,503   \$523,272   \$ 1,231   0%		278		6	2%				10%		
Decatur-DeKalb County/Briarcliff/Oak Grove Elementary   79   95   (16)   -17%   \$629,507   \$558,131   \$71,376   13%     Decatur-City/Clairemont-Westchester-Winnona Park Elementary   44   50   (6)   -12%   \$643,732   \$727,226   \$ (83,494)   -11%     Druid Hills/Briarvista/Emory Village/CDC/Fernbank Elementary   128   93   35   38%   \$620,743   \$749,286   \$ (128,543)   -17%     Dunwoody - Austin, Kingsley and Vanderlyn Elementary Schools   226   217   9   4%   \$519,445   \$508,034   \$ 11,411   2%     North Atlanta - High Point/Chastain/Meadowbrook/High Point   146   154   (8)   -5%   \$720,387   \$722,173   \$ (1,786)   0%     North Brookhaven - North Brookhaven/Lynwood Park/Murphy-Candler Park/Sexton Woods/Montgomery Elementary School   207   193   14   7%   \$667,518   \$643,405   \$ 24,113   4%     Smyrna/Nickajack Elementary School   86   111   (25)   -23%   \$524,503   \$523,272   \$ 1,231   0%     Smyrna /Norton Park Elementary School   107   117   (10)   -9%   \$243,863   \$243,831	· · · · · · · · · · · · · · · · · · ·										
Decatur-City/Clairemont-Westchester-Winnona Park Elementary   44   50   (6)   -12%   \$643,732   \$727,226   \$ (83,494)   -11%     Druid Hills/Briarvista/Emory Village/CDC/Fernbank Elementary   128   93   35   38%   \$620,743   \$749,286   \$ (128,543)   -17%     Dunwoody - Austin, Kingsley and Vanderlyn Elementary Schools   226   217   9   4%   \$519,445   \$508,034   \$ 11,411   2%     North Atlanta - High Point/Chastain/Meadowbrook/High Point   146   154   (8)   -5%   \$720,387   \$722,173   \$ (1,786)   0%     North Brookhaven - North Brookhaven/Lynwood Park/Murphy- Candler Park/Sexton Woods/Montgomery Elementary School   207   193   14   7%   \$667,518   \$643,405   \$ 24,113   4%     SMYRNA/VININGS - COBB COUNTY   Smyrna/Nickajack Elementary School   86   111   (25)   -23%   \$524,503   \$523,272   \$ 1,231   0%     Smyrna /Norton Park Elementary School   107   117   (10)   -9%   \$243,863   \$243,831   \$ 32   0%				-				-			
Druid Hills/Briarvista/Emory Village/CDC/Fernbank Elementary   128   93   35   38%   \$620,743   \$749,286   \$(128,543)   -17%     Dunwoody - Austin, Kingsley and Vanderlyn Elementary Schools   226   217   9   4%   \$519,445   \$508,034   \$11,411   2%     North Atlanta - High Point/Chastain/Meadowbrook/High Point   146   154   (8)   -5%   \$720,387   \$722,173   \$(1,786)   0%     North Brookhaven - North Brookhaven/Lynwood Park/Murphy-Candler Park/Sexton Woods/Montgomery Elementary School   207   193   14   7%   \$667,518   \$643,405   \$24,113   4%     SMYRNA/VININGS - COBB COUNTY     Smyrna/Nickajack Elementary School   86   111   (25)   -23%   \$524,503   \$523,272   \$1,231   0%     Smyrna /Norton Park Elementary School   107   117   (10)   -9%   \$243,863   \$243,831   \$32   0%			-	- · · /							
Dunwoody - Austin, Kingsley and Vanderlyn Elementary Schools   226   217   9   4%   \$519,445   \$508,034   \$ 11,411   2%     North Atlanta - High Point/Chastain/Meadowbrook/High Point   146   154   (8)   -5%   \$720,387   \$722,173   \$ (1,786)   0%     North Brookhaven - North Brookhaven/Lynwood Park/Murphy-Candler Park/Sexton Woods/Montgomery Elementary School   207   193   14   7%   \$667,518   \$643,405   \$ 24,113   4%     SMYRNA/VININGS - COBB COUNTY     Smyrna/Nickajack Elementary School   86   111   (25)   -23%   \$524,503   \$523,272   \$ 1,231   0%     Smyrna /Norton Park Elementary School   107   117   (10)   -9%   \$243,863   \$ 32   0%											
North Atlanta - High Point/Chastain/Meadowbrook/High Point146154(8)5%\$720,387\$722,173\$ (1,786)0%Elementary SchoolNorth Brookhaven - North Brookhaven/Lynwood Park/Murphy- Candler Park/Sexton Woods/Montgomery Elementary School207193147%\$667,518\$643,405\$ 24,1134%SMYRNA/VININGS - COBB COUNTYSmyrna/Nickajack Elementary School86111(25)23%\$524,503\$523,272\$ 1,2310%Smyrna /Norton Park Elementary School107117(10)-9%\$243,863\$243,831\$ 320%											
Elementary School   146   154   (8)   -5%   \$720,387   \$722,173   \$ (1,786)   0%     North Brookhaven - North Brookhaven/Lynwood Park/Murphy- Candler Park/Sexton Woods/Montgomery Elementary School   207   193   14   7%   \$667,518   \$643,405   \$ 24,113   4%     SMYRNA/VININGS - COBB COUNTY     Smyrna/Nickajack Elementary School   86   111   (25)   -23%   \$524,503   \$523,272   \$ 1,231   0%     Smyrna /Norton Park Elementary School   107   117   (10)   -9%   \$243,863   \$243,831   \$ 32   0%		226	217	9	4%	\$519,445	\$508,034	\$ 11,411	2%		
Candler Park/Sexton Woods/Montgomery Elementary School   207   193   14   7%   \$667,518   \$643,405   \$ 24,113   4%     SMYRNA/VINGS - COBB COUNTY     Smyrna/Nickajack Elementary School   86   111   (25)   -23%   \$524,503   \$523,272   \$ 1,231   0%     Smyrna /Norton Park Elementary School   107   117   (10)   -9%   \$243,863   \$ 32   0%	Elementary School	146	154	(8)	-5%	\$720,387	\$722,173	\$ (1,786)	0%		
SMYRNA/VININGS - COBB COUNTY       Smyrna/Nickajack Elementary School     86     111     (25)     -23%     \$523,272     \$ 1,231     0%       Smyrna /Norton Park Elementary School     107     117     (10)     -9%     \$243,863     \$243,831     \$ 32     0%		207	103	14	7%	\$667 518	\$643.405	\$ 2/112	4%		
Smyrna/Nickajack Elementary School     86     111     (25)     -23%     \$524,503     \$523,272     \$1,231     0%       Smyrna /Norton Park Elementary School     107     117     (10)     -9%     \$243,863     \$243,831     \$32     0%				-	//0	φ007,510	Ψ0 <del>-</del> -3,403	ψ 24,113	7/0		
Smyrna /Norton Park Elementary School     107     117     (10)     -9%     \$243,863     \$243,831     \$32     0%		1			-23%	\$524 503	\$523 272	\$ 1 231	0%		
	Historic Vinings/Teasley Elementary School	48	34	14	41%	\$983,970	\$1,024,664	\$ (40,694)			

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THE HATCH

## **NEIGHBORHOOD REPORT**

September 2019



This report charts the year-to-date sales activity of metro Atlanta's most popular neighborhoods, by school districts, and compares their sales activity to the metro area as a whole. Reporting sales activity for the year provides a more accurate measure of the health of the housing market, and allows us identify top-performing neighborhoods.

ATLANTA HOUSING MARKET ACTIVITY   SEPTEMBER 2019											
SINGLE FAMILY HOME SALES	2019	2018		%	2019 Ave.	2018 Ave.					
01/01/19 - 09/30/19 VS. 01/01/18 - 09/30/18	Sales	Sales	Diff	Change	Sales	Sales	Diff	% Change			
TOTALS - SINGLE FAMILY DETACHED HOMES											
HATCH NEIGHBORHOOD REPORT TOTALS	2653	2605	48	2%	\$760,910	\$727,819	\$ 33,091	5%			
FMLS TOTALS for Five-County Metro Area/Cobb, DeKalb, Forsyth,											
Fulton, Gwinnett	35,664	35,441	223	1%	\$368,801	\$353,694	\$ 15,107	4%			
HATCH NEIGHBORHOOD REPORT MEDIAN SALES PRICE					\$601,000	\$583,000	\$ 18,000	3%			
FMLS MEDIAN SALES PRICE for Five-County Metro Area/Cobb,											
DeKalb, Forsyth, Fulton, Gwinnett					\$300,000	\$289,000	\$ 11,000	4%			
TOTALS - ATTACHED HOMES											
HATCH NEIGHBORHOOD REPORT TOTALS	2350	2704	(354)	-13%	\$359,985	\$338,860	\$ 21,125	6%			
FMLS TOTALS for Five-County Metro Area/Cobb, DeKalb, Forsyth,											
Fulton, Gwinnett	10,504	10,912	(408)	-4%	\$284,251	\$270,125	\$ 14,126	5%			
HATCH NEIGHBORHOOD REPORT MEDIAN SALES PRICE					\$294,125	\$275,000	\$ 19,125	7%			
FMLS MEDIAN SALES PRICE for Five-County Metro Area/Cobb,											
DeKalb, Forsyth, Fulton, Gwinnett					\$239,980	\$226,000	\$ 13,980	6%			

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Data source: First Multiple Listing Service